

<b>ITEM: 6.4</b>	<b>COMMITTEE OF ADJUSTMENT REPORT SUMMARY MINOR VARIANCE APPLICATION FILE NUMBER A019/23 167 NATIONAL DRIVE, WOODBRIDGE</b>
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**THIS REPORT CONTAINS COMMENTS FROM THE FOLLOWING  
DEPARTMENTS & AGENCIES:**

\*Please see **Schedule B** of this report for a copy of Development Planning and Agency correspondence.

Additional comments from departments and agencies may be received after the publication of the Staff Report. These comments will be processed as an addendum and posted on the City's Website.

<b>DEPARTMENTS</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
Committee of Adjustment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Standards (Zoning Review)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Building Inspection (Septic)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Application Under Review
Development Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Recommend Approval w/Conditions
Parks, Forestry and Horticulture Operations	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/conditions
By-law & Compliance, Licensing & Permits	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Development Finance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Real Estate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fire Department	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Comments
<b>AGENCIES</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/conditions
Ministry of Transportation (MTO)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Region of York	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	General Comments w/condition
Alectra	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	General Comments
Bell Canada	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
YRDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
YCDSB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CN Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
CP Rail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
TransCanada Pipeline	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No Comments Received to Date
Metrolinx	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Propane Operator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**PUBLIC & APPLICANT CORRESPONDENCE**

\*Please see **Schedule C** of this report for a copy of the public & applicant correspondence listed below.

The deadline to submit public comments is **noon on the last business day prior to the scheduled hearing date.**

Comments and written public submissions received after the publication of this Staff Report will be processed as an addendum and posted on the City's Website.

All personal information collected because of this public meeting (including both written and oral submissions) is collected under the authority of the Municipal Act, the Municipal Freedom of Information and Protection of Privacy Act (MFIPPA), the Planning Act and all other relevant legislation, and will be used to assist in deciding on this matter. All personal information (as defined by MFIPPA), including (but not limited to) names, addresses, opinions and comments collected will become property of the City of Vaughan, will be made available for public disclosure (including being posted on the internet) and will be used to assist the Committee of Adjustment and staff to process this application.

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received (mm/dd/yyyy)</b>	<b>Summary</b>
Applicant	FrankFranco Architects		04/03/23	Planning Justification Report

**PREVIOUS COA DECISIONS ON THE SUBJECT LAND**

\*Please see **Schedule D** for a copy of the Decisions listed below

<b>File Number</b>	<b>Date of Decision</b> MM/DD/YYYY	<b>Decision Outcome</b>
None		

**ADJOURNMENT HISTORY**

\* Previous hearing dates where this application was adjourned by the Committee and public notice issued.

None	
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**COMMITTEE OF ADJUSTMENT REPORT  
MINOR VARIANCE APPLICATION  
A019/23  
167 NATIONAL DRIVE, WOODBRIDGE**

<b>ITEM NUMBER: 6.4</b>	<b>CITY WARD #: 3</b>
<b>APPLICANT:</b>	Carmelo and Milena Calabro
<b>AGENT:</b>	FrankFranco Architects
<b>PROPERTY:</b>	167 National Drive, Woodbridge
<b>ZONING DESIGNATION:</b>	See Below
<b>VAUGHAN OFFICIAL PLAN (2010) DESIGNATION:</b>	Vaughan Official Plan 2010 ('VOP 2010'): "Natural Areas"
<b>RELATED DEVELOPMENT APPLICATIONS:</b>	None
<b>PURPOSE OF APPLICATION:</b>	Relief from the Zoning By-law is being requested to permit an architectural/design element (landscape wall) to support enclosed exit stairs and enclosed ramp to underground garage.

The following variances have been requested from the City's Zoning By-law:

**The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 001-2021, as amended.**

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 15.0 metres is required. [Section 7.2.2]	To permit a minimum front yard setback of 1.2 metres.

#	Zoning By-law 1-88	Variance requested
2	The 4.0 metre high architectural/design element (landscape wall) shall be set back from the property line a distance equal to the height of said architectural/design element. [Section 4.1.1 k]	To permit the 4.0 metre high architectural/design element (landscape wall) to be setback a minimum of 1.2 metres from the front lot line.

**HEARING INFORMATION**

**DATE OF MEETING:** Thursday, April 20, 2023  
**TIME:** 6:00 p.m.  
**MEETING LOCATION:** Vaughan City Hall, Woodbridge Room, 2141 Major Mackenzie Drive, Vaughan  
**LIVE STREAM LINK:** [Vaughan.ca/LiveCouncil](http://Vaughan.ca/LiveCouncil)

**PUBLIC PARTICIPATION**

If you would like to speak to the Committee of Adjustment at the meeting, either remotely or in person, please complete the [Request to Speak Form](#) and submit to [cofa@vaughan.ca](mailto:cofa@vaughan.ca)  
 If you would like to submit written comments, please quote file number above and submit by mail or email to:

**Email:** [cofa@vaughan.ca](mailto:cofa@vaughan.ca)

**Mail:** City of Vaughan, Office of the City Clerk, Committee of Adjustment, 2141 Major Mackenzie Drive, Vaughan, ON, L6A 1T1

**THE DEADLINE TO REGISTER TO SPEAK OR SUBMIT WRITTEN COMMENTS ON THE ABOVE NOTED FILE(S) IS NOON ON THE LAST BUSINESS DAY BEFORE THE MEETING.**

**INTRODUCTION**

Staff and Agencies act as advisory bodies to the Committee of Adjustment. The comments contained in this report are presented as recommendations to the Committee.

Section 45(1) of the Planning Act sets the criteria for authorizing minor variances to the City of Vaughan's Zoning By-law. Accordingly, review of the application may consider the following:

That the general intent and purpose of the by-law will be maintained.

## INTRODUCTION

That the general intent and purpose of the official plan will be maintained.  
 That the requested variance(s) is/are acceptable for the appropriate development of the subject lands.  
 That the requested variance(s) is/are minor in nature.

Public written and oral submissions relating to this application are taken into consideration by the Committee of Adjustment as part of its deliberations and final decision on this matter.

## COMMITTEE OF ADJUSTMENT COMMENTS

<b>Date Public Notice Mailed:</b>	April 13, 2023 (Application adjourned to April 24 to accommodate statutory public notice)
<b>Date Applicant Confirmed Posting of Sign:</b>	March 30, 2023
<b>Applicant Justification for Variances:</b> <small>*As provided by Applicant in Application Form</small>	The subject property is an existing vacant lot of record that is traversed by a valley corridor with a small, flat, tableland area located at the central portion of the lot. The owners and agent have been working with TRCA to determine an appropriate building footprint that satisfies the owner's needs as well as TRCA's development setbacks from the long-term stable top of slope surrounding the tablelands. The proposed development presented here to Committee members has been conceptually accepted by TRCA as it respects the setbacks from the LTSTOS along the north and south valley corridor and is respectfully setback from the rear (east) LTSTOS as much as possible. To maintain these setbacks and give as much space between the east LTSTOS to the proposed dwelling, the proposed dwelling footprint was moved closer towards National Drive. Relief from the zoning by-law is being requested to allow a front yard setback of 6.32m to the front wall of the proposed dwelling and 0.83m to a proposed ramp enclosure. Relief from the zoning by-law is being requested due to the development limitations on the lot.
<b>Adjournment Requests (from staff):</b> <small>*Adjournment requests provided to applicant prior to issuance of public notice</small>	<p>On March 30, 2023, Development Planning provided the following:</p> <p>Thank you for providing the Arborist Report for our complete review. Development Planning has now completed our review of the above noted minor variance application and have some concerns with the proposal. Please also see the attached comments from our Urban Design division which must be addressed in any future revisions. To expand upon some of the comments detailed by Urban Design, the concerns regarding the retaining wall must be addressed as we are not in a position to support that variance. We recommend its reduction to be as close to compliance as possible. We also support the recommendation of relocating the stairs and underground garage access. If the garage access cannot be relocated, then it must be reduced in height and size.</p> <p>Regarding the variance for the reduced front yard setback, we are of the opinion that the cantilevered second storey also creates adverse impact to the streetscape. Please explore the option of cutting back the cantilever as much as possible.</p> <p>Please note that we are still pending comments from Environmental Planning and expect their response shortly. I will forward their comments as soon as they are received.</p> <p>On April 3, 2023 the applicant submitted a response to the memo received on Thursday March 30<sup>th</sup> from Development Planning, including supporting documents: TRCA Approval letter and a Justification Report.</p>



### COMMITTEE OF ADJUSTMENT COMMENTS

	<p>On April 5, 2023, the applicant confirmed that they wish to proceed to the April 20 Committee of Adjustment hearing.</p> <p>On April 6, 2023, Development Planning provided the following:</p> <p><i>Comments from Environmental Planning were provided to applicant.</i></p> <p>Please note that the comments provided are in draft form and may require updating once we receive TRCA comments on the Minor Variance itself. I have forwarded the Concept Development TRCA comments on to PPES to see if they have additional comments at this time.</p> <p>You will note that at this time we are recommending refusal of the subject application due to the lack of policy conformity and environmental constraints associated with the subject lands.</p>
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<p><b>Was a Zoning Review Waiver (ZRW) Form submitted by Applicant:</b></p> <p>*ZRW Form may be used by applicant in instances where a revised submission is made, and zoning staff do not have an opportunity to review and confirm variances prior to the issuance of public notice.</p> <p>*A revised submission may be required to address staff / agency comments received as part of the application review process.</p> <p>*Where a zoning review has not been completed on a revised submission, an opportunity is provided to the applicant to adjourn the proposal prior to the issuance of public notice.</p>	No
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**Adjournment Fees:**  
 In accordance with Procedural By-law 069-2019, an Adjournment Fee is applicable to reschedule an application after the issuance of public notice where a request for adjournment has been provided to the applicant prior to the issuance of public notice.

An Adjournment Fee can only be waived in instances where adjournment of an application is requested by the Committee or staff **after** the issuance of public notice.

<b>Committee of Adjustment Comments:</b>	None
<b>Committee of Adjustment Recommended Conditions of Approval:</b>	None

### BUILDING STANDARDS (ZONING) COMMENTS

\*\*See Schedule B for Building Standards (Zoning) Comments

<b>Building Standards Recommended Conditions of Approval:</b>	None
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### DEVELOPMENT PLANNING COMMENTS

\*\*See Schedule B for Development Planning Comments.

<b>Development Planning Recommended Conditions of Approval:</b>	TBD
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### DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

As the proposed residence in the subject property is 992 m<sup>2</sup>, the Owner / Applicant needs to obtain a Lot Grading Permit from Development Inspection and Lot Grading Division of the City's Development Engineering Department. Please note any in-ground structure over 10 m<sup>2</sup> requires a Grading Permit. Please contact the Development Engineering Reviewer after receiving the Grading Permit to clear the condition. (Condition attached)

The Owner / Applicant shall apply and obtain the necessary Curb Cut / Reinstating Permit through the Transportation and Fleet Management Services. Please visit the Curb Cut Permits page at the City of Vaughan website to learn how to apply for the Curb Cut/ Reinstating Permit.

The proposed work by the Owner/ Applicant is increasing the lot coverage on the subject property. The added hardscape may have impacts on the City's Storm Water management system.

## DEVELOPMENT ENGINEERING COMMENTS

[Link to Grading Permit](#)  
 [Link to Pool Permit](#)  
 [Link to Curb Curt Permit](#)  
 [Link Culvert Installation](#)

Development Engineering strongly encourages the Owner / Applicant introduce Low-Impact Development (LID) measures (e.g., bioswales, permeable pavers, rain gardens, rain barrels etc.) to reduce the impacts to the stormwater system. Should further information be required, please contact the Development Engineering COA reviewer.

The Development Engineering Department does not object to the Minor Variance application A019/23, subject to the following condition(s):

**Development Engineering Recommended Conditions of Approval:**

1. The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City's Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at [DEPermits@vaughan.ca](mailto:DEPermits@vaughan.ca).
2. The Owner / Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at [serviceconnections@vaughan.ca](mailto:serviceconnections@vaughan.ca) to apply (online portal or email) for the required service connections within the subject property in accordance with the City's Design Criteria Standards, which must include the submission of a Servicing and Lot Grading Plan. The Development Inspection and Grading Division will provide a cost estimate for the installation of the required services to the Owner / Applicant. The Owner / Applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner / Applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid.

## PARKS, FORESTRY & HORTICULTURE (PFH) COMMENTS

Recommended conditions of approval:

**PFH Recommended Conditions of Approval:**

1. For the new proposed tree removals, the applicant/owner shall obtain clearance from the Policy Planning and Special Programs division as this area is designated as a Significant Woodlot.
2. The applicant/owner will be required to obtain a retroactive Private Property Tree Removal & Protection permit through the Forestry Division. This is due to multiple days of unauthorized tree removal that occurred on and around April 6th 2021 which was in direct contravention of By-law 052-2018 and the City's 2018 Tree Protection Protocol.

## DEVELOPMENT FINANCE COMMENTS

That the payment of the City Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and City-wide Development Charge By-law in effect at time of payment.

That the payment of Region of York Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Regional Development Charges By-laws in effect at time of payment.

That the payment of Education Development Charge is payable to the City of Vaughan prior to issuance of a building permit in accordance with the Education Act and York Region District School

### DEVELOPMENT FINANCE COMMENTS

Board and York Catholic District School Board Development Charges By-laws in effect at time of payment.

That the payment of applicable Area Specific Development Charges are payable to the City of Vaughan prior to issuance of a building permit in accordance with the Development Charges Act and Area Specific Development Charge By-laws in effect at time of payment.

<b>Development Finance Recommended Conditions of Approval:</b>	None
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### BY-LAW AND COMPLIANCE, LICENSING AND PERMIT SERVICES COMMENTS

No comments received to date.

<b>BCLPS Recommended Conditions of Approval:</b>	None
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### BUILDING INSPECTION (SEPTIC) COMMENTS

No comments received to date.

<b>Building Inspection Recommended Conditions of Approval:</b>	None
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### FIRE DEPARTMENT COMMENTS

Owner/Representative to ensure the building permit process is completed prior to the starting of any construction on site. Ensure all other represented bodies have reviewed this application and comments addressed.

<b>Fire Department Recommended Conditions of Approval:</b>	None
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### SCHEDULES TO STAFF REPORT

\*See Schedule for list of correspondence

<b>Schedule A</b>	Drawings & Plans Submitted with the Application
<b>Schedule B</b>	Staff & Agency Comments
<b>Schedule C</b> (if required)	Correspondence (Received from Public & Applicant)
<b>Schedule D</b> (if required)	Previous COA Decisions on the Subject Land

Should the Committee find it appropriate to approve this application in accordance with request and the sketch submitted with the application, as required by Ontario Regulation 200/96, the following conditions have been recommended:

### SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “**if required**”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

#	DEPARTMENT / AGENCY	CONDITION(S) DESCRIPTION
1	Development Planning <a href="mailto:Joshua.cipolletta@vaughan.ca">Joshua.cipolletta@vaughan.ca</a>	TBD

**SUMMARY OF RECOMMENDED CONDITIONS OF APPROVAL**

All conditions of approval, unless otherwise stated, are considered to be incorporated into the approval “if required”. If a condition is no longer required after an approval is final and binding, the condition may be waived by the respective department or agency requesting conditional approval. A condition cannot be waived without written consent from the respective department or agency.

2	Development Engineering <a href="mailto:lan.reynolds@vaughan.ca">lan.reynolds@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. The Owner / Applicant shall submit the final Lot Grading and/or Servicing Plan to the Development Inspection and Lot Grading Division of the City’s Development Engineering Department for final Lot Grading and/or Servicing Permit prior to any work being undertaken on the property. Please visit the Grading Permit page at City of Vaughan website to learn how to apply for the Grading Permit. If you have any questions about Grading Permit, please contact the Development Engineering Department by email at <a href="mailto:DEPermits@vaughan.ca">DEPermits@vaughan.ca</a>.</li> <li>2. The Owner / Applicant shall contact the Development Inspection and Lot Grading Division of the Development Engineering Department at <a href="mailto:serviceconnections@vaughan.ca">serviceconnections@vaughan.ca</a> to apply (online portal or email) for the required service connections within the subject property in accordance with the City’s Design Criteria Standards, which must include the submission of a Servicing and Lot Grading Plan. The Development Inspection and Grading Division will provide a cost estimate for the installation of the required services to the Owner / Applicant. The Owner / Applicant shall pay all applicable fee(s) including the servicing cost estimate and administrative fees to the Development Inspection and Lot Grading Division. The Owner / Applicant shall then provide confirmation to the COA application engineering reviewer that the applicable fees have been paid.</li> </ol>
3	Parks, Forestry and Horticulture Operations <a href="mailto:zachary.quizzetti@vaughan.ca">zachary.quizzetti@vaughan.ca</a>	<ol style="list-style-type: none"> <li>1. For the new proposed tree removals, the applicant/owner shall obtain clearance from the Policy Planning and Special Programs division as this area is designated as a Significant Woodlot.</li> <li>2. The applicant/owner will be required to obtain a retroactive Private Property Tree Removal &amp; Protection permit through the Forestry Division. This is due to multiple days of unauthorized tree removal that occurred on and around April 6th 2021, which was in direct contravention of By-law 052-2018 and the City’s 2018 Tree Protection Protocol.</li> </ol>
4	TRCA <a href="mailto:Kristen.Regier@trca.ca">Kristen.Regier@trca.ca</a>	<ol style="list-style-type: none"> <li>1. That the applicant provides the required fee amount of \$660.00 payable to the Toronto and Region Conservation Authority.</li> <li>2. That the applicant obtains a permit for the proposed works pursuant to Ontario Regulation 166/06.</li> </ol>
5	York Region <a href="mailto:developmentservices@york.ca">developmentservices@york.ca</a>	Prior to final approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed dwelling.

**IMPORTANT INFORMATION – PLEASE READ**

**CONDITIONS:** It is the responsibility of the owner/applicant and/or authorized agent to obtain and provide a clearance letter from respective department and/or agency (**see condition chart above for contact**). This letter must be provided to the Secretary-Treasurer to be finalized. All conditions must be cleared prior to the issuance of a Building Permit.

## IMPORTANT INFORMATION – PLEASE READ

**APPROVALS:** Making any changes to your proposal after a decision has been made may impact the validity of the Committee's decision.

An approval obtained from the Committee of Adjustment, where applicable, is tied to the building envelope shown on the plans and drawings submitted with the application and subject to the variance approval.

A building envelope is defined by the setbacks of the buildings and/or structures shown on the plans and drawings submitted with the application, as required by Ontario Regulation 200/96. Future development outside of an approved building envelope, where a minor variance was obtained, must comply with the provisions of the City's Zoning By-law.

Elevation drawings are provided to reflect the style of roof (i.e. flat, mansard, gable etc.) to which a building height variance has been applied. Where a height variance is approved, building height is applied to the style of roof (as defined in the City's Zoning By-law) shown on the elevation plans submitted with the application.

Architectural design features that are not regulated by the City's Zoning By-law are not to be considered part of an approval unless specified in the Committee's decision.

**DEVELOPMENT CHARGES:** That the payment of the Regional Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Regional Development Charges By-law in effect at the time of payment.

That the payment of the City Development Charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the City's Development Charges By-law in effect at the time of payment.

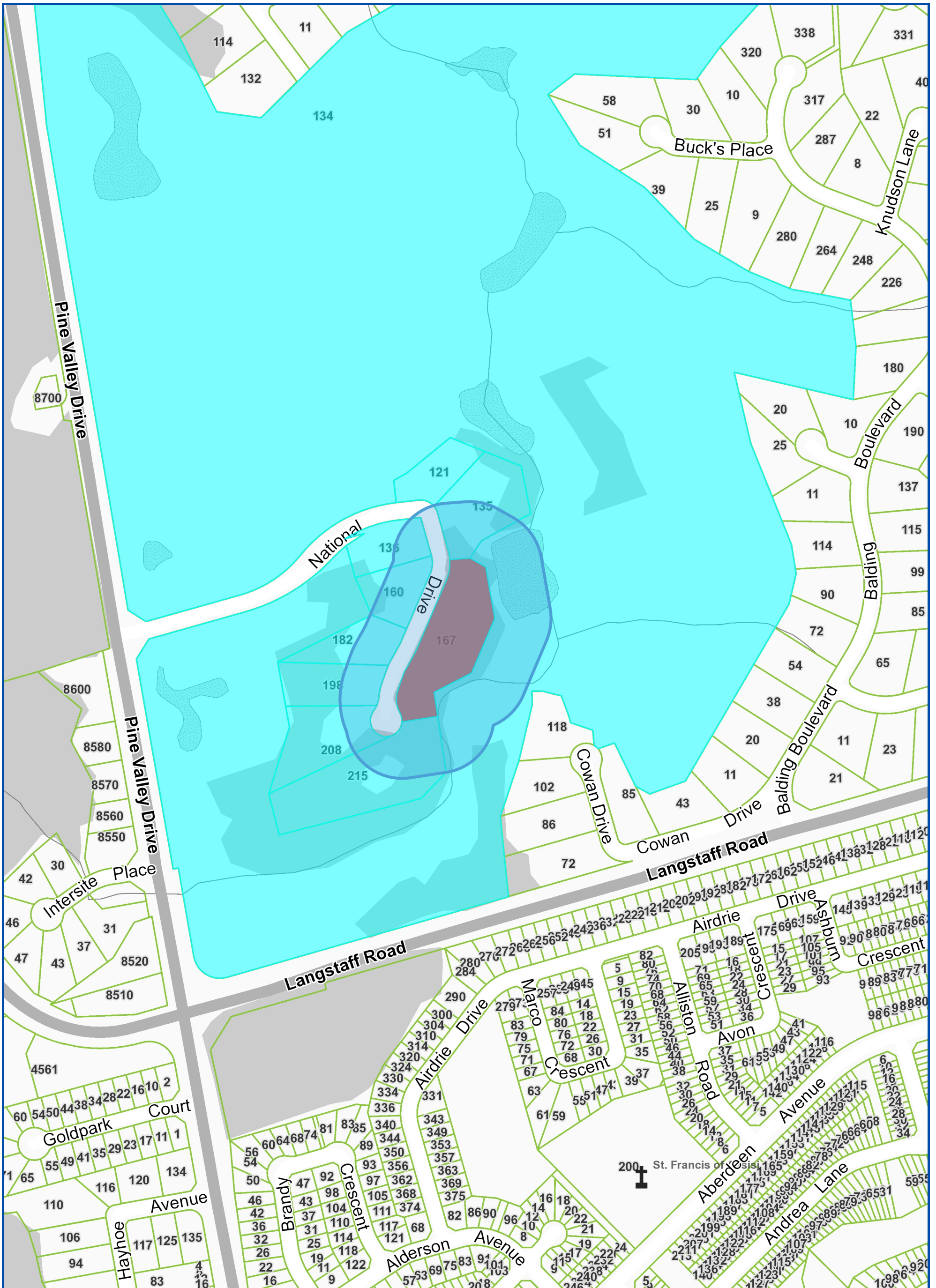
That the payment of the Education Development Charge if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and the Boards of Education By-laws in effect at the time of payment

That the payment of Special Area Development charge, if required, is payable to the City of Vaughan before issuance of a building permit in accordance with the Development Charges Act and The City's Development Charge By-law in effect at the time of Building permit issuance to the satisfaction of the Reserves/Capital Department.

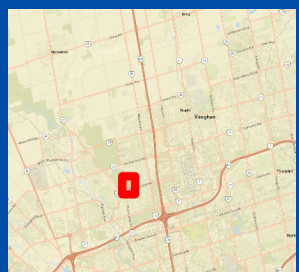
**NOTICE OF DECISION:** If you wish to be notified of the decision in respect to this application or a related Ontario Land Tribunal (OLT) hearing you must complete a Request for Decision form and submit to the Secretary Treasurer (ask staff for details). In the absence of a written request to be notified of the Committee's decision you will **not** receive notice.

**SCHEDULE A: DRAWINGS & PLANS**





Map Information:



Title:

167 National Drive, Woodbridge

NOTIFICATION MAP - A019/23

Disclaimer:

Every reasonable effort has been made to ensure that the information appearing on this map is accurate and current. We believe the information to be reliable, however the City of Vaughan assumes no responsibility or liability due to errors or omissions. Please report any discrepancies to Infrastructure Programming.



Scale: 1: 5,623

0 0.09 km

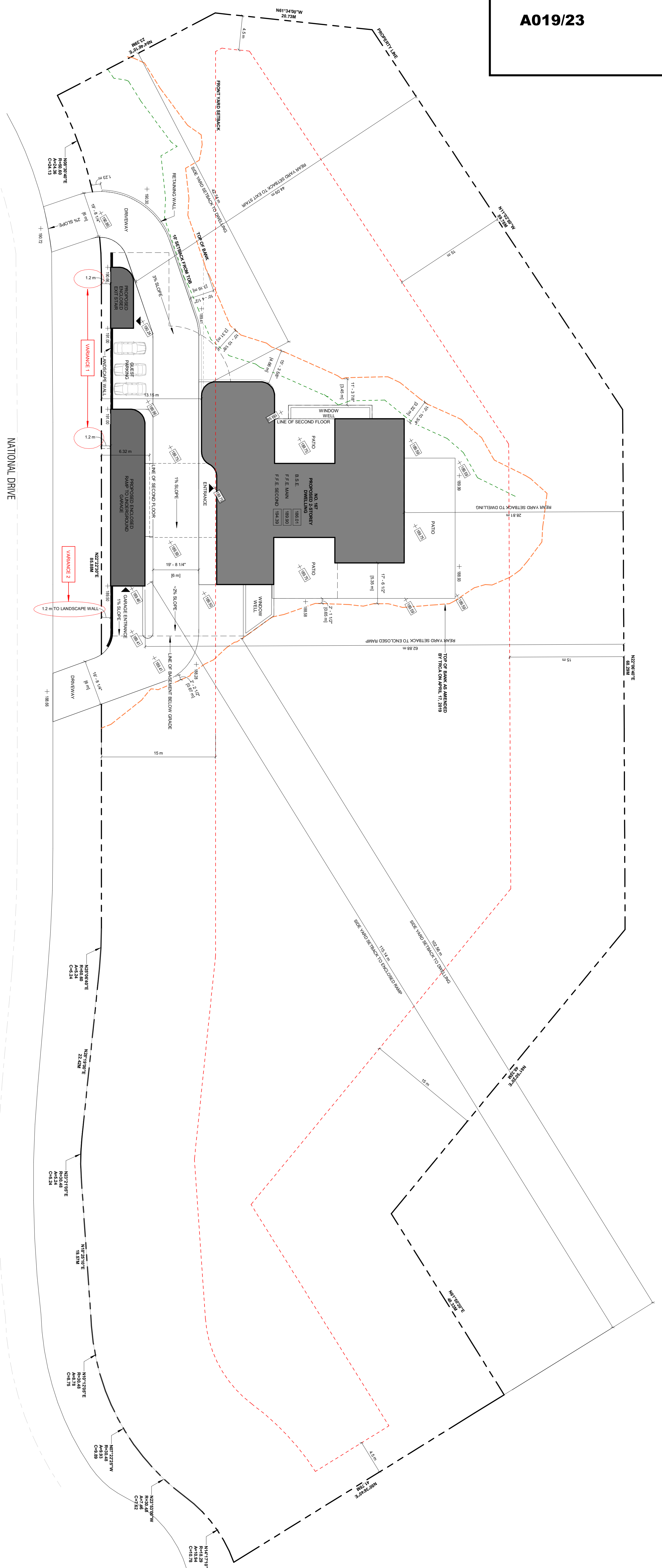


Created By:

Infrastructure Delivery  
Department  
April 4, 2023 8:41 AM

Projection:  
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UTM Zone  
17N

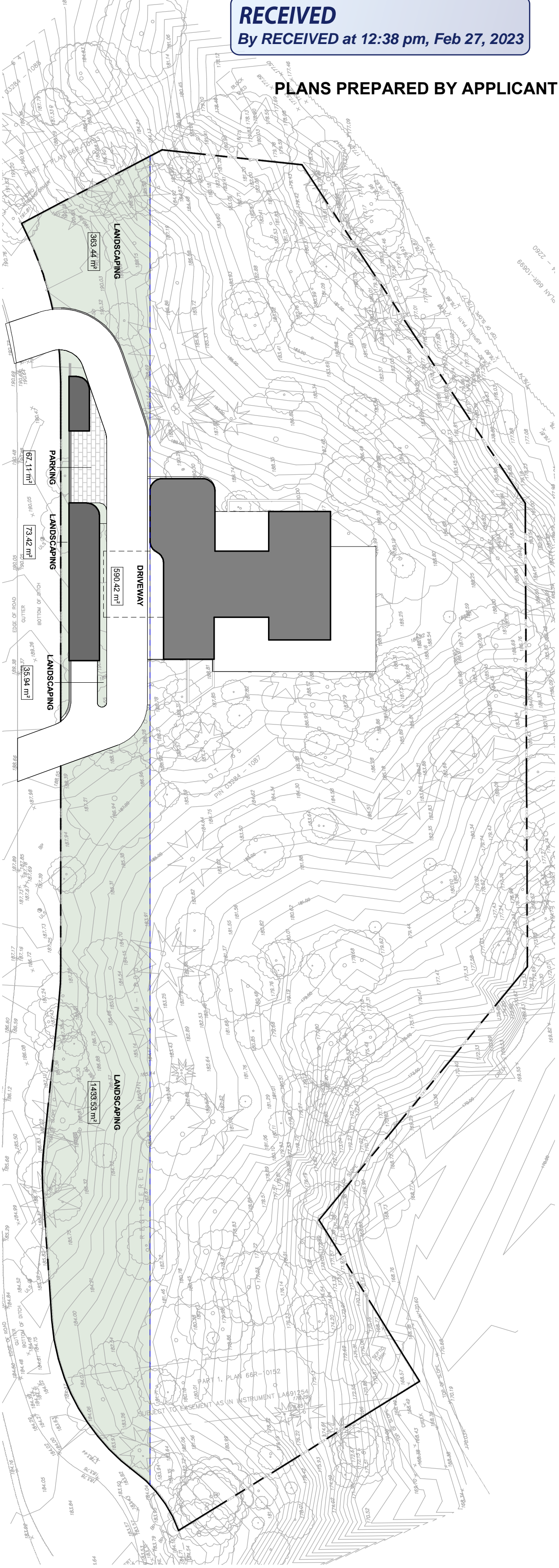




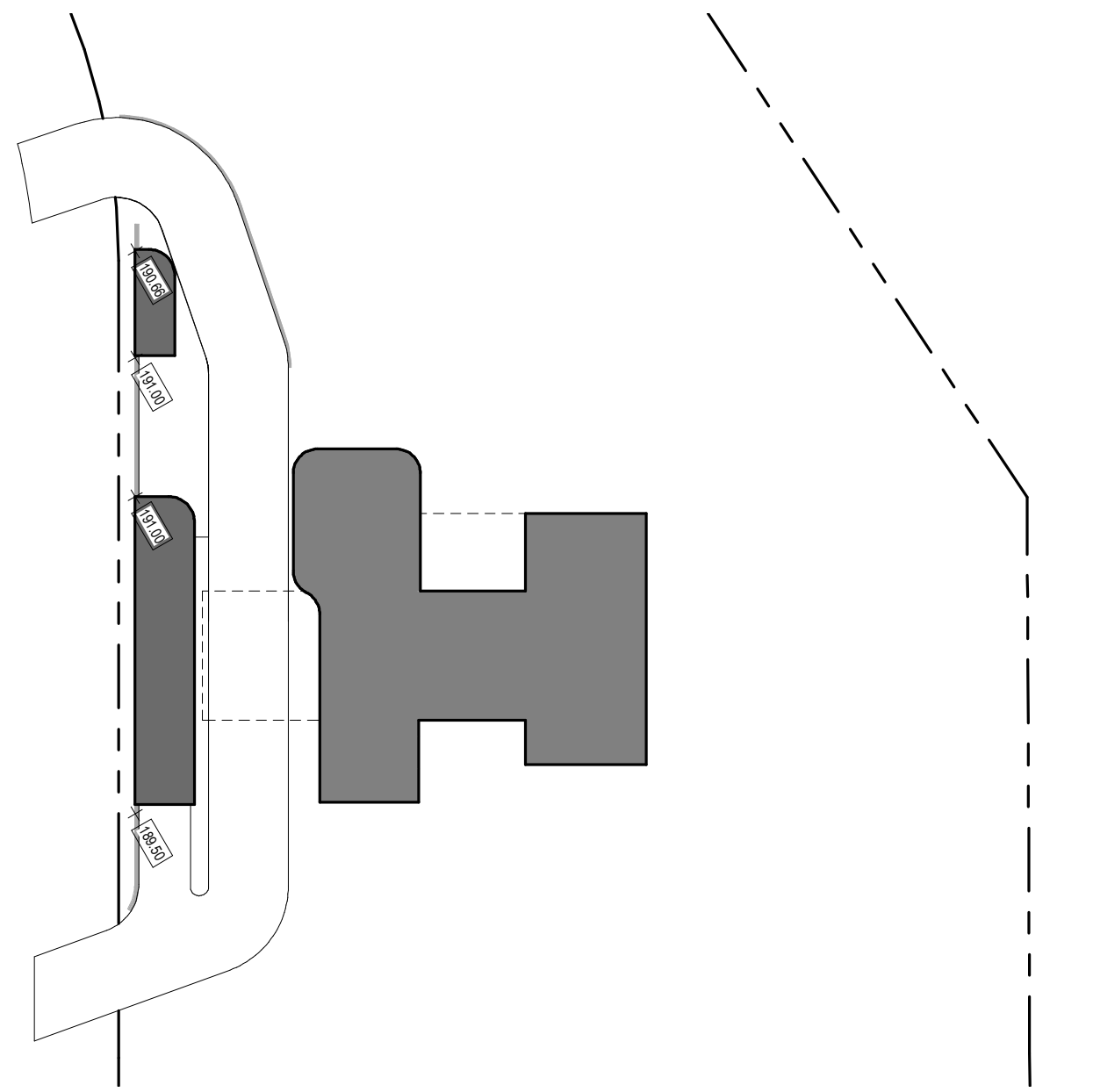
1 SITE PLAN  
A-0019 1:250

RECEIVED  
By RECEIVED at 12:38 pm, Feb 27, 2023

PLANS PREPARED BY APPLICANT



2 LANDSCAPE PLAN  
A-0019 1:500



3 ESTABLISHED / AVERAGE GRADE CALCULATION  
A-0019 1:500

SITE STATISTICS

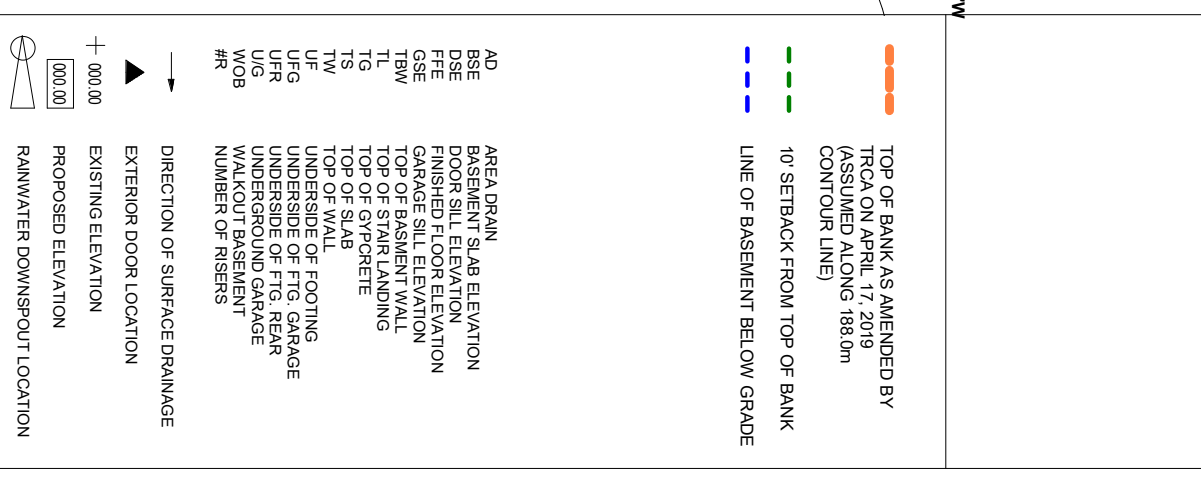
167 NATIONAL DRIVE, VANDION ON  
LOT 66 REGISTERED P.L.A.M. 1800  
CITY OF VANCOUVER, REGIONAL MUNICIPALITY OF VANCOUVER  
ZONING DESIGNATION  
R1-120 SINGLE RESIDENTIAL ESTABLISHED NEIGHBORHOOD (BY-LAW 031 0207)  
R1-120 SINGLE RESIDENTIAL (BY-LAW 180)  
LOT AREA  
11077.66 m<sup>2</sup>

BY-LAW	ALLOWED	PROPOSED
ZONING BY-LAW 1-88 AND BY-LAW 031-2121	4000 m <sup>2</sup>	11077.67 m <sup>2</sup>
LOT AREA	4000 m <sup>2</sup>	11077.67 m <sup>2</sup>
LOT FRONTAGE	46 m	46 m
LOT DEPTH	90 m	90 m
LOT COVERAGE	NA	6.98%
FRONT YARD SETBACK	15 m	15 m
FRONT YARD (WEST) TO ENCLOSED WALL	15 m	15 m
FRONT YARD (WEST) TO PROPOSED DWELLING	15 m	6.32 m
FRONT YARD (EAST) TO PROPOSED DWELLING	15 m	28.81 m
FRONT YARD (EAST) TO ENCLOSED WALL	15 m	4.3 m
FRONT YARD (EAST) TO PROPOSED DWELLING	15 m	22.51 m
FRONT YARD (WEST) TO ENCLOSED WALL	15 m	102.50 m
FRONT YARD (WEST) TO PROPOSED DWELLING	15 m	6.01 m
FRONT YARD (WEST) TO PROPOSED DWELLING	15 m	6.01 m

LANDSCAPE LEGEND	FRONT YARD LANDSCAPE AREA	REAR YARD LANDSCAPE AREA
FRONT YARD LANDSCAPE	2884 m <sup>2</sup>	2884 m <sup>2</sup>
REAR YARD LANDSCAPE	2884 m <sup>2</sup>	2884 m <sup>2</sup>
TOTAL FRONT YARD LANDSCAPE AREA	2884 m <sup>2</sup>	2884 m <sup>2</sup>
TOTAL REAR YARD LANDSCAPE AREA	2884 m <sup>2</sup>	2884 m <sup>2</sup>
TOTAL LANDSCAPE AREA	5768 m <sup>2</sup>	5768 m <sup>2</sup>

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NO.	DATE	ISSUED FOR
1	2022 08 15	CLIENT REVIEW
2	2022 08 15	CLIENT REVIEW
3	2022 11 09	CLIENT REVIEW
4	2022 11 29	THEFT BY ARCHITECT
5	2023 01 27	COMMITTEE OF ADJUSTMENT
6	2023 01 27	COMMITTEE OF ADJUSTMENT
7	2023 02 02	COMMITTEE OF ADJUSTMENT
8	2023 02 02	COMMITTEE OF ADJUSTMENT



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10230 PINE VALLEY DR.  
VANCOUVER, ONTARIO L4L 1J6  
647.749.8577  
FFA@FRANKFRANCO.COM

167 NATIONAL DRIVE

PROJECT NO. -  
PROJECT MANAGER: FD  
DRAWN: SR  
CHECKED: FD

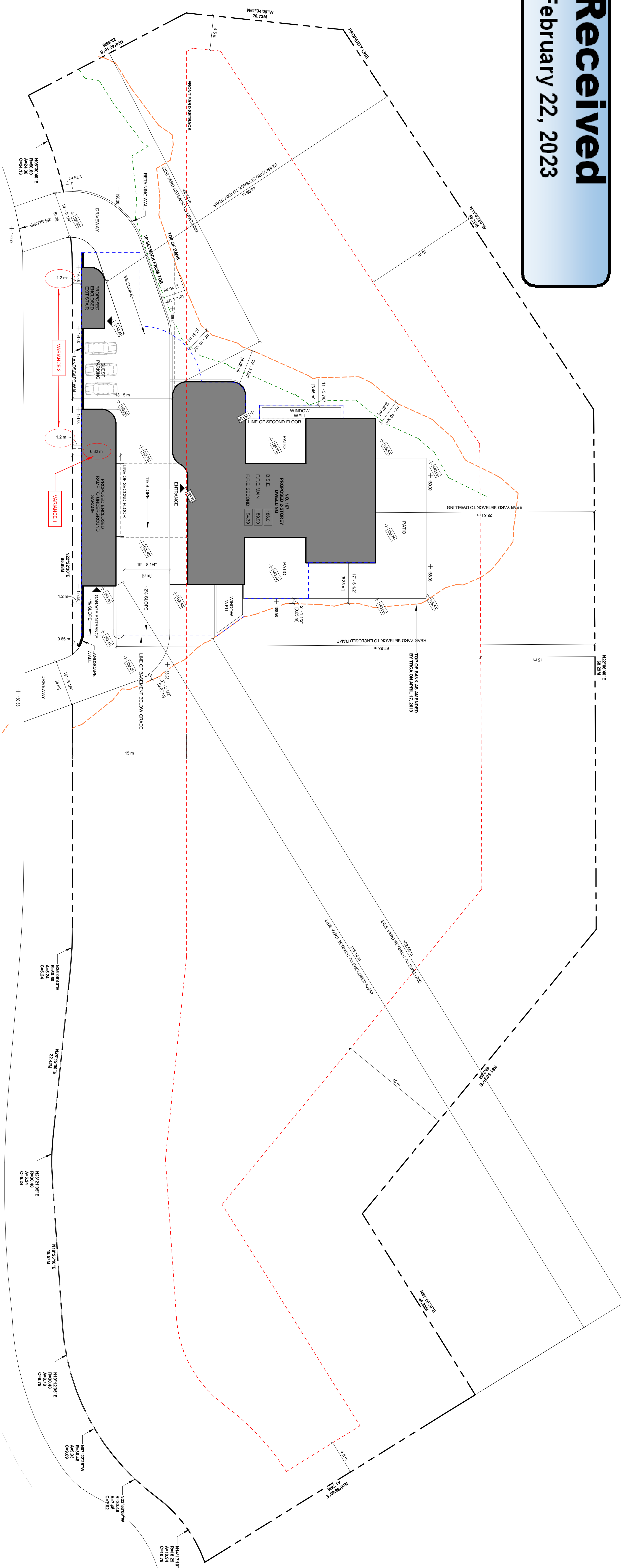
SCALE: As Indicated

A-001a



Received

February 22, 2023



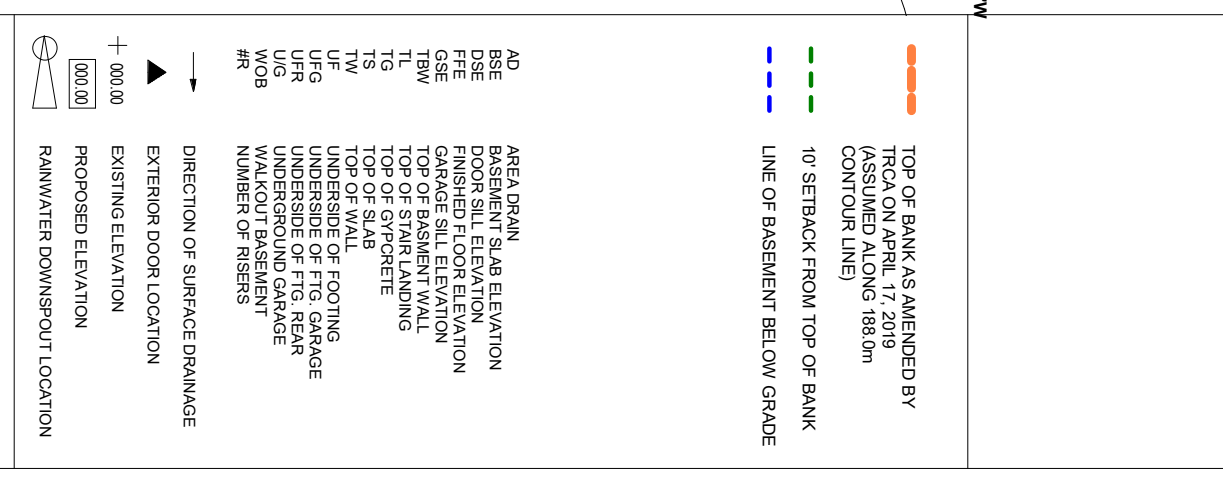
SITE STATISTICS

**167 NATIONAL DRIVE VARIANCE ON**  
 LOT 65 REGISTERED PLAN A-161-180  
 CITY OF WILSON, REGIONAL MUNICIPALITY OF YORK  
**ZONING DESIGNATION**  
 RR-1 (SINGLE RESIDENTIAL ESTABLISHED NEIGHBORHOOD BY-LAW 031-020)  
 RR-1 (SINGLE RESIDENTIAL BY-LAW 180)  
**LOT AREA**  
 11077.66 m<sup>2</sup>

ZONING BY-LAW 1-88 AND BY-LAW 031-2121			
BY-LAW REQUIREMENT	ALLOWED BY-LAW	ALLOWED UNDER BY-LAW	PROPOSED
LOT AREA	400 m <sup>2</sup>	400 m <sup>2</sup>	11,077.67 m <sup>2</sup>
LOT FRONTAGE	45 m	45 m	183.25 m
LOT COVERAGE	50%	NA	6.98%
<b>FRONT YARD (WEST) TO PROPOSED GARAGE</b>	15 m	15 m	6.30 m
<b>FRONT YARD (WEST) TO PROPOSED GARAGE</b>	15 m	15 m	1.2 m
<b>FRONT YARD (WEST) TO PROPOSED GARAGE</b>	15 m	15 m	29.21 m
<b>FRONT YARD (WEST) TO PROPOSED GARAGE</b>	15 m	15 m	23.2 m
<b>FRONT YARD (WEST) TO PROPOSED GARAGE</b>	15 m	15 m	102.86 m
<b>HEIGHT above established grade</b>	9.5 m	9.5 m	8.15m
<b>MAX. LANDSCAPE % OF LOT AREA</b>	10%	NA	> 10%
<b>MIN. FRONT YARD LANDSCAPE</b>	NA	50% OF YARD (50% OF YARD COV.)	50% OF YARD (77% SOFT LANDSCAPE)
<b>DRIVEWAY WIDTH</b>	6.0 m OR MAX. COMBINED WIDTH OF DRIVEWAY AND TWO POINTS OF ACCESS	6.0 m OR MAX. COMBINED WIDTH OF DRIVEWAY AND TWO POINTS OF ACCESS	6.0 m MAX. COMBINED WIDTH OF DRIVEWAY AND TWO POINTS OF ACCESS

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NO.	DATE	ISSUED FOR
1	2022-08-16	CLIENT REVIEW
2	2022-08-16	CLIENT REVIEW
3	2022-11-09	CLIENT REVIEW
4	2022-11-29	THE CITY OF WILSON
5	2023-01-27	COMMITTEE OF ADJUSTMENT
6	2023-01-27	COMMITTEE OF ADJUSTMENT
7	2023-02-02	COMMITTEE OF ADJUSTMENT
8	2023-02-02	COMMITTEE OF ADJUSTMENT



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 647.749.6577  
 FFAHQ@FRANKFRANCO.COM

**167 NATIONAL DRIVE**

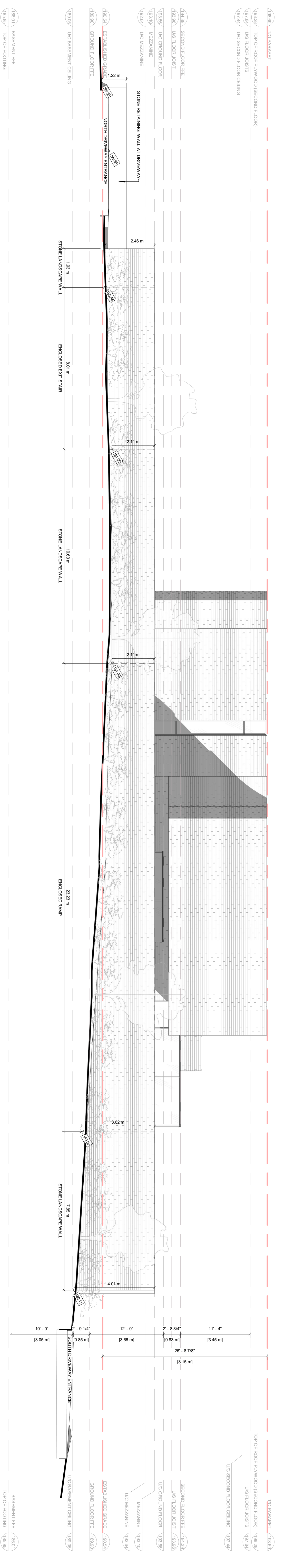
PROJECT NO. FD  
 PROJECT MANAGER. FD  
 DRAWN. SR  
 CHECKED. FD

SCALE: As Indicated

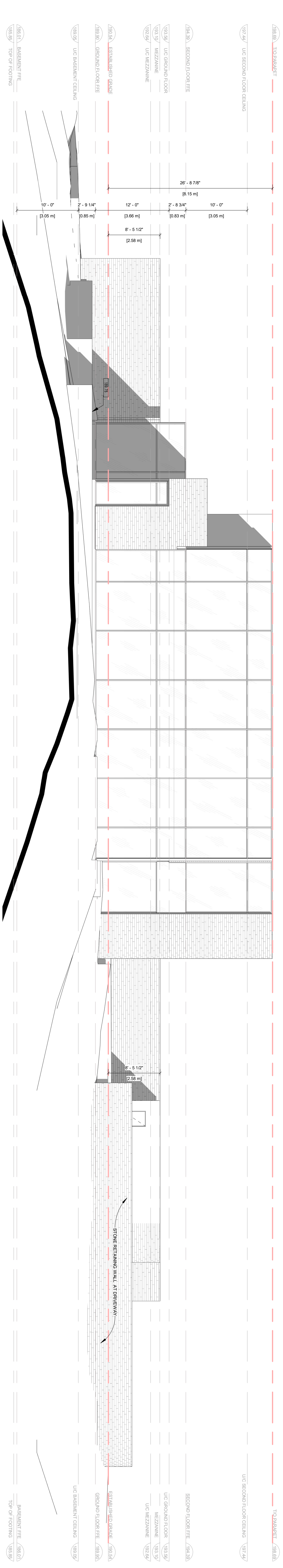
**A-001a**



**Received**  
February 22, 2023



1 WEST FRONT ELEVATION  
A-200a 1/8" = 1'-0"



2 EAST (REAR) ELEVATION  
A-200b 1/8" = 1'-0"

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NO.	DATE	ISSUED FOR
1	2022.06.16	CONTRACT REVIEW
2	2022.06.16	CONTRACT REVIEW
3	2022.01.20	CONTRACT REVIEW
4	2022.01.20	CONTRACT REVIEW
5	2022.01.20	CONTRACT REVIEW



**FRANKFRANCO**  
ARCHITECTS  
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WILLOW, ONTARIO, L4L 1H6  
647.749.6577  
FRANK@FRANKFRANCO.COM

**167 NATIONAL DRIVE**

PROJECT NO.	-
PROJECT MANAGER	FD
DRAWN	SR
CHECKED	FD
SCALE	1/8" = 1'-0"

**ELEVATIONS**

**A-200a**

2/22/2023 12:49:54 PM





**SCHEDULE B: STAFF & AGENCY COMMENTS**

<b>DEPT/AGENCY</b>	<b>Circulated</b>	<b>Comments Received</b>	<b>Conditions</b>	<b>Nature of Comments</b>
TRCA *Schedule B	X	X	X	General Comments w/conditions
Ministry of Transportation (MTO) *Schedule B				No Comments Received to Date
Region of York *Schedule B	X	X	X	General Comments w/conditions
Alectra *Schedule B	X	X		General Comments
Bell Canada *Schedule B	X			No Comments Received to Date
YRDSB *Schedule B				
YCDSB *Schedule B				
CN Rail *Schedule B				
CP Rail *Schedule B				
TransCanada Pipeline *Schedule B	X			No Comments Received to Date
MetroInx *Schedule B				
Propane Operator *Schedule B				
Development Planning	X			Application under Review
Building Standards (Zoning)	X	X		General Comments

**Date:** February 24<sup>th</sup> 2023

**Attention:** **Christine Vigneault**

**RE:** Request for Comments

**File No.:** **A019-23**

**Related Files:**

**Applicant** Carmelo and Milena Calabro

**Location** 167 National Drive



Discover the possibilities

### COMMENTS:

- We have reviewed the proposed Variance Application and have no comments or objections to its approval.
- We have reviewed the proposed Variance Application and have no objections to its approval, subject to the following comments (attached below).
- We have reviewed the proposed Variance Application and have the following concerns (attached below).

Alectra Utilities (formerly PowerStream) has received and reviewed the proposed Variance Application. This review, however, does not imply any approval of the project or plan.

All proposed billboards, signs, and other structures associated with the project or plan must maintain minimum clearances to the existing overhead or underground electrical distribution system as specified by the applicable standards, codes and acts referenced.

In the event that construction commences, and the clearance between any component of the work/structure and the adjacent existing overhead and underground electrical distribution system violates the Occupational Health and Safety Act, the customer will be responsible for 100% of the costs associated with Alectra making the work area safe. All construction work will be required to stop until the safe limits of approach can be established.

In the event construction is completed, and the clearance between the constructed structure and the adjacent existing overhead and underground electrical distribution system violates the any of applicable standards, acts or codes referenced, the customer will be responsible for 100% of Alectra's cost for any relocation work.

### References:

- Ontario Electrical Safety Code, latest edition (Clearance of Conductors from Buildings)
- Ontario Health and Safety Act, latest edition (Construction Protection)
- Ontario Building Code, latest edition (Clearance to Buildings)
- PowerStream (Construction Standard 03-1, 03-4), attached
- Canadian Standards Association, latest edition (Basic Clearances)

If more information is required, please contact either of the following:

Mr. Stephen Cranley, C.E.T  
Supervisor, Distribution Design, ICI & Layouts (North)  
**Phone:** 1-877-963-6900 ext. 31297

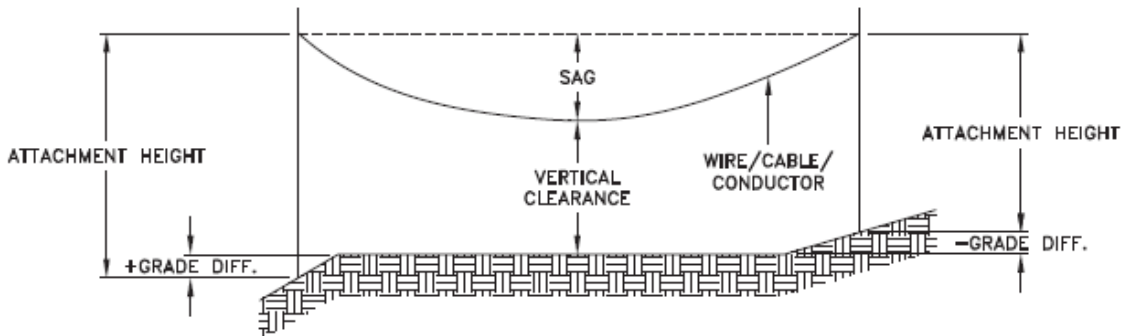
**E-mail:** [stephen.cranley@alectrautilities.com](mailto:stephen.cranley@alectrautilities.com)

Mitchell Penner  
Supervisor, Distribution Design-Subdivisions  
**Phone:** 416-302-6215

**Email:** [Mitchell.Penner@alectrautilities.com](mailto:Mitchell.Penner@alectrautilities.com)



LOCATION OF WIRES, CABLES OR CONDUCTORS	SYSTEM VOLTAGE			
	SPAN GUYS AND COMMUNICATIONS WIRES	UP TO 600V AND NEUTRAL	4.16/2.4kV TO 27.6/16kV (SEE NOTE 1)	44kV
MINIMUM VERTICAL CLEARANCES (SEE NOTE 2)				
OVER OR ALONGSIDE ROADS, DRIVEWAYS OR LANDS ACCESSIBLE TO <u>VEHICLES</u>	442cm	442cm	480cm	520cm
OVER GROUND ACCESSIBLE TO <u>PEDESTRIANS AND BICYCLES ONLY</u>	250cm	310cm	340cm	370cm
ABOVE TOP OF RAIL AT <u>RAILWAY CROSSINGS</u>	730cm	730cm	760cm	810cm



MINIMUM ATTACHMENT HEIGHT = MAXIMUM SAG  
 + MINIMUM VERTICAL CLEARANCE (FROM ABOVE TABLE)  
 ± GRADE DIFFERENCE  
 + 0.3m (VEHICLE OR RAILWAY LOCATION)  
 + SNOW DEPTH (PEDESTRIAN LOCATION, SEE NOTE 3)

**NOTES:**

1. THE MULTIGROUNDED SYSTEM NEUTRAL HAS THE SAME CLEARANCE AS THE 600V SYSTEM.
2. THE VERTICAL CLEARANCES IN THE ABOVE TABLE ARE UNDER MAXIMUM SAG CONDITIONS.
3. REFER TO CSA STANDARD C22.3 No.1, ANNEX D FOR LOCAL SNOW DEPTH VALUES.
4. ALL CLEARANCES ARE IN ACCORDANCE TO CSA STANDARD C22.3.

**CONVERSION TABLE**

METRIC	IMPERIAL (APPROX)
810cm	27'-0"
760cm	25'-4"
730cm	24'-4"
520cm	17'-4"
480cm	16'-0"
442cm	15'-5"
370cm	12'-4"
340cm	11'-4"
310cm	10'-4"
250cm	8'-4"

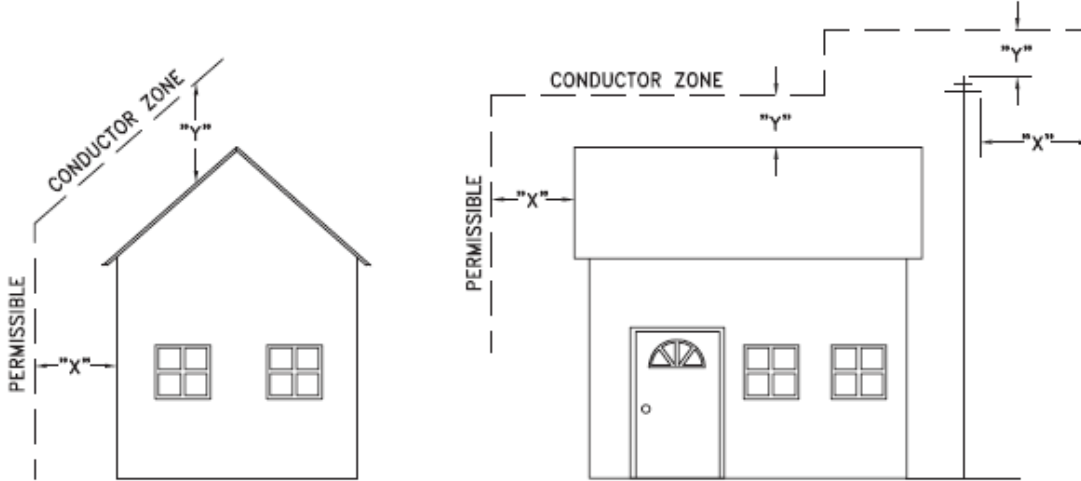
**REFERENCES**

SAGS AND TENSIONS | SECTION 02

**MINIMUM VERTICAL CLEARANCES OF WIRES, CABLES AND CONDUCTORS ABOVE GROUND OR RAILS**

ORIGINAL ISSUE DATE: 2010-DEC-24 REVISION NO: R1 REVISION DATE: 2012-JAN-09

Certificate of Approval	
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04	
Joe Crozier, P.Eng.	2012-JAN-09
Name	Date
P.Eng. Approval By:	Joe Crozier



VOLTAGE	MINIMUM HORIZONTAL CLEARANCE UNDER MAXIMUM SWING CONDITIONS DIMENSION "X" (SEE NOTES 1, 3 & 4)	MINIMUM VERTICAL CLEARANCE UNDER MAXIMUM DESIGN SAG CONDITIONS DIMENSION "Y" (SEE NOTES 1, 2, 4 & 5)
0-600V AND NEUTRAL	100cm	250cm
4.16/2.4 TO 44kV	300cm	480cm

**NOTES**

1. UNDER NO CIRCUMSTANCES SHALL A CONDUCTOR BE PERMITTED TO PENETRATE THE ENVELOPE SHOWN BY THE DOTTED LINE.
2. THE VERTICAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM DESIGN SAG.
3. THE HORIZONTAL CLEARANCES ARE UNDER CONDITIONS OF MAXIMUM SWING. WHERE THE CONDUCTOR SWING IS NOT KNOWN A HORIZONTAL CLEARANCE OF 480CM SHALL BE USED.
4. BUILDINGS THAT EXCEED 3 STOREYS OR 15M IN HEIGHT, THE MINIMUM HORIZONTAL CLEARANCE OF THE SECONDARY CONDUCTORS SHOULD BE INCREASED TO 300cm WHERE IT IS NECESSARY TO ALLOW FOR THE RAISING OF LADDERS BY LOCAL FIRE DEPARTMENTS.
5. IN SITUATIONS SUCH AS MULTI-LEVEL GARAGES, WHERE ROOFS ARE NORMALLY USED BY PERSONS AND VEHICLES, THE VERTICAL CLEARANCES OF POWERSTREAM STANDARD 03-1 SHALL APPLY.
6. DISTRIBUTION LINES CONSTRUCTED NEAR BUILDINGS SHALL BE BUILT TO AVOID OVERHANG WHEREVER POSSIBLE. WHERE LINES MUST BE CONSTRUCTED OVER OR ADJACENT TO BUILDINGS THE APPLICABLE HORIZONTAL AND VERTICAL CLEARANCES SHALL BE AT CONDITIONS OF MAXIMUM CONDUCTOR SWING AND MAXIMUM SAG. THE ABOVE CLEARANCES ARE DESIGNED TO PREVENT PERSONS ON OR IN BUILDINGS AS WELL AS EXTERNAL MACHINERY USED IN CONJUNCTION WITH A BUILDING TO COME IN CONTACT WITH CONDUCTORS. EFFORTS SHOULD BE MADE TO INCREASE THESE CLEARANCES WHERE POSSIBLE.
7. ALL CLEARANCES ARE IN ACCORDANCE TO CSA C22.3 NO.1-06 (TABLE-9).

METRIC	IMPERIAL (APPROX)
480cm	16'-0"
300cm	10'-0"
250cm	8'-4"
100cm	3'-4"

**MINIMUM VERTICAL & HORIZONTAL CLEARANCES OF CONDUCTORS FROM BUILDINGS OR OTHER PERMANENT STRUCTURES (CONDUCTORS NOT ATTACHED TO BUILDINGS)**

**Certificate of Approval**  
This construction Standard meets the safety requirements of Section 4 of Regulation 22/04  
Debbie Dadwani, P.Eng. 2010-MAY-05  
Name Date  
P. Eng. Approval By: *D. Dadwani*

ORIGINAL ISSUE DATE: 2010-MAY-05 REVISION NO: REVISION DATE:  
PS:\System Planning and Standards\Standard Design\PowerStream Standards\PowerStream Standards working files\Section 3-1-02\WG 03-4 R0 May 5, 2010.dwg, 5/5/2010 10:22:02 AM, Adobe PDF

**To:** Committee of Adjustment  
**From:** Sarah Scauzillo, Building Standards Department  
**Date:** February 24, 2023  
**Applicant:** Carmelo and Milena Calabro  
**Location:** 167 National Drive  
 PLAN M1800 Lot 65  
**File No.(s):** A019/23

**Zoning Classification:**

The subject lands are zoned RE(EN) – Estate Residential Zone (Established Neighbourhood) and subject to the provisions of Exception 14.82 under Zoning By-law 001-2021, as amended.

#	Zoning By-law 01-2021	Variance requested
1	A minimum front yard setback of 15.0 metres is required. [Section 7.2.2]	To permit a minimum front yard setback of 1.2 metres.

#	Zoning By-law 1-88	Variance requested
2	The 4.0 metre high architectural/design element (landscape wall) shall be set back from the property line a distance equal to the height of said architectural/design element. [Section 4.1.1 k]	To permit the 4.0 metre high architectural/design element (landscape wall) to be setback a minimum of 1.2 metres from the front lot line.

**Staff Comments:**

**Stop Work Order(s) and Order(s) to Comply:**

There are no outstanding Orders on file

**Building Permit(s) Issued:**

A Building Permit has not been issued. The Ontario Building Code requires a building permit for structures that exceed 10m<sup>2</sup>

**Other Comments:**

General Comments	
1	Zoning By-law 001-2021 as amended is in force however sections of the By-law have been appealed. By-law 1-88 is also applicable for all appealed sections.  Relevant to this review:  Section 4.13 of By-law 001-2021 has been appealed and therefore Section 4.1.1 k) of By-law 1-88a.a. is applicable.
2	The applicant shall be advised that additional variances may be required upon review of detailed drawing for building permit/site plan approval.
3	The subject lands may be subject to Ontario Regulation 166/06 (TRCA - Toronto and Region Conservation Authority).

**Conditions of Approval:**

If the committee finds merit in the application, the following conditions of approval are recommended.

\* Comments are based on the review of documentation supplied with this application.

December 16, 2022

CFN 66388.06  
Ex Ref CFN 56994.13, 64135.03, 64150.04

**SENT BY E-MAIL (frank@frankfranco.com)**

Mr. Francesco Di Sarra  
FrankFranco Architects  
10320 Pine Valley Drive  
Vaughan, ON L4L 1A6

Dear Mr. Francesco Di Sarra:

**Re: Concept Development Application  
Part 1,2,3,4 Block 65-Plan M-180  
167 National Drive  
2<sup>nd</sup> Submission  
City of Vaughan, York Region  
Owner: Carmelo and Milena Calabro  
Agent: Francesco Di Sarra c/o FrankFranco Architects**

Further to our previous letter dated September 8, 2022, the purpose of this letter is to provide Toronto and Region Conservation Authority (TRCA) staff comments on the 2<sup>nd</sup> submission of technical materials associated with the Concept Development Application. The materials from the proponent were received by TRCA on November 24, 2022. A list of the materials that have been reviewed by TRCA can be found in Appendix 'A'.

**Application-Specific Comments**

Based on a review of the materials noted in Appendix 'A', TRCA staff are satisfied that our previous comments related to respecting the development limits that were outlined in TRCA's letter dated July 10, 2020 that was prepared by TRCA's Associate Director of Development and Engineering Services (Quentin Hanchard) have been addressed.

TRCA staff met with the applicant and their consultant at the subject site on September 29, 2022. During the meeting staff identified the need for increased setbacks to address the encroachments into the LTSTOS and setbacks initially proposed by the applicant. TRCA staff are satisfied that the revised materials received on November 24, 2022 address our concerns noted in the September 29<sup>th</sup> meeting.

Based on the revised and new documents, staff provide the following comments related to the detailed design of the proposed works:

1. The site plan should clearly indicate the extent of the underground parking, ensuring that it respects the established building footprint and required setbacks.

## **Conclusion**

As the issues related to the building envelope have been addressed, TRCA can conceptually accept the submission and subject to addressing the comments in this letter, staff would be in a position to support a formal permit application to facilitate the issuance of TRCA permit pursuant to Ontario Regulation 166/06. A list of the materials required to initiate the permit application process are included in Appendix 'B'. It is the expectation of TRCA staff that the above noted comments will be addressed as part of the permit application submission.

In our previous letter dated September 8, 2022, TRCA staff identified several materials required at minimum as part of a future *Planning Act* or permit application. These materials remain necessary and are as follows:

1. Revised Site Plan and Architectural Plans clearly indicating the extent of the underground parking.
2. Arborist Report and Tree Removal and Preservation Plan.
3. Restoration Planting Plan, including monitoring schedule. A minimum 2-year warranty period is required.
4. Grading Plan, identifying the existing and proposed grades. Plans should be signed and sealed by a licensed Professional Engineer.
5. Erosion and Sediment Control Plan. Please refer to TRCA's Erosion and Sediment Control Guide for Urban Construction, available at: [https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2020/01/30145157/ESC-Guide-for-Urban-Construction\\_FINAL.pdf](https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2020/01/30145157/ESC-Guide-for-Urban-Construction_FINAL.pdf)

Please note that this letter does not provide formal comments or clearance with respect to TRCA's position on any application relating to the subject site.

Please ensure all future proposals for works on the subject property are circulated to TRCA for our review and approval prior to the commencement of the works.

Please be advised our comments are independent of any input from the City of Vaughan's Planning and Building Department. This letter is based on the current policy, which may change from time to time. Any future development proposal would be subject to the policies in effect at the time of application.

## **Fee**

We thank the applicant for submitting the review fee of \$975.00 (Concept Development/Property Inquiry - Residential Standard), which was received on September 8, 2022.

We thank you for the opportunity to review the Concept Development Application and provide our comments as per our regulatory and technical advisory roles. Further, we trust these comments are of assistance. Should you have any questions, please contact me at [kristen.regier@trca.ca](mailto:kristen.regier@trca.ca).

Sincerely,

*Kristen Regier*

Kristen Regier,  
Planner I  
Development Planning and Permits  
Development and Engineering Services  
KR/sb

**Appendix 'A': Materials Reviewed by TRCA**

*Materials received by TRCA on November 24, 2022*

- Drawing A001a, Site Plan, prepared by Francfranco Architects, dated November 23, 2022.
- Cover Letter, prepared by Francfranco Architects, dated November 23, 2022

## **Appendix 'B': TRCA Permit Application Requirements**

In order to initiate the permit review process, the following materials must be provided to TRCA. The noted plans and reports should be submitted in one email with all submission materials uploaded to a file sharing link (dropbox, onedrive, google drive, etc.).

- a) Complete Application for Development, Interference with Wetlands & Alterations to Shorelines & Watercourses (Residential/Development Projects) (Pursuant to Ontario Regulation 166/06). The application can be downloaded from the following website: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2021/10/08115745/4048-Permit-Application-for-DPP-Sept2021-fillable.pdf>
  
- b) A digital copy of the following plans/drawings are required:
  - Site Plan and Architectural Drawings;
  - Grading Plan;
  - Servicing Plan;
  - Erosion and Sediment Control Plan;
  - Landscape and Restoration Planting Plans;
  - Slope stability report for the Northern slope area
  
- c) One copy of a legal survey of the subject property
  
- d) Permit Review fee of \$1,420 (Works on Private Residential Property – Major) per current fee schedule. The fee schedule can be downloaded from the following website: <https://trcaca.s3.ca-central-1.amazonaws.com/app/uploads/2022/11/16144855/EA-Planning-Infrastructure-Permitting-Fee-Schedule-November-10-2022-Final.pdf>



**From:** [Development Services](#)  
**To:** [Christine Vigneault](#)  
**Subject:** [External] RE: A019/23 (167 National Drive) - REQUEST FOR COMMENTS, CITY OF VAUGHAN  
**Date:** Tuesday, March 7, 2023 5:43:43 PM  
**Attachments:** [image001.png](#)  
[image003.png](#)

---

Hi Christine,

The Regional Municipality of York has completed its review of the above minor variance A019/23 (167 National Drive) and has the following condition:

1. Prior to final approval of the application, the City of Vaughan shall confirm that adequate water supply and sewage capacity has been allocated for the proposed dwelling.

Thank you,

*Our working hours may be different. Please do not feel obligated to reply outside of your scheduled working hours. Let's work together to help foster healthy work-life boundaries.*

**Niranjan Rajevan, M.Pl.** | Associate Planner, Programs and Process Improvement, Planning and Economic Development, Corporate Services

-----  
The Regional Municipality of York | 17250 Yonge Street | Newmarket, ON L3Y 6Z1  
1-877-464-9675 ext. 71521 | [niranjan.rajevan@york.ca](mailto:niranjan.rajevan@york.ca) | [www.york.ca](http://www.york.ca)

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Please consider the environment before printing this email.

**SCHEDULE C: PUBLIC & APPLICANT CORRESPONDENCE**

<b>Correspondence Type</b>	<b>Name</b>	<b>Address</b>	<b>Date Received</b> (mm/dd/yyyy)	<b>Summary</b>
Applicant	FrankFranco Architects		04/03/23	Planning Justification Report



## 167 National Drive, Woodbridge Committee of Adjustment - Justification Report

### Prepared For:

Carmelo & Milena Calabro  
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### Subject Lands & Neighbourhood Description

The dwelling is located in the neighbourhood known as "Pine Wood States" also known as "The National" and is composed of rural residential dwellings. The neighbourhood has been redeveloped through the years to have a large cross section in styles, and scales. Each dwelling and property is planned carefully in an attempt to represent various style. This neighbourhood is one of Vaughan's most prestigious communities. The National Golf Course is a private golf course located on the North East corner of Langstaff and Pine Valley, and flanks the road access into this eclectic community. The nearest major intersection is Pine Valley Dr. and Langstaff Rd.

The property is a single vacant lot of record that has a frontage of 185.25m, a lot depth of ~68.8m and a lot area of 11,077.68 SQ.M. It is located within TRCA's Regulated Area because of the valley corridor associated with the Humber River that traverses the eastern portion of the property. There is a small, flat, tableland area located at the central portion of the lot.

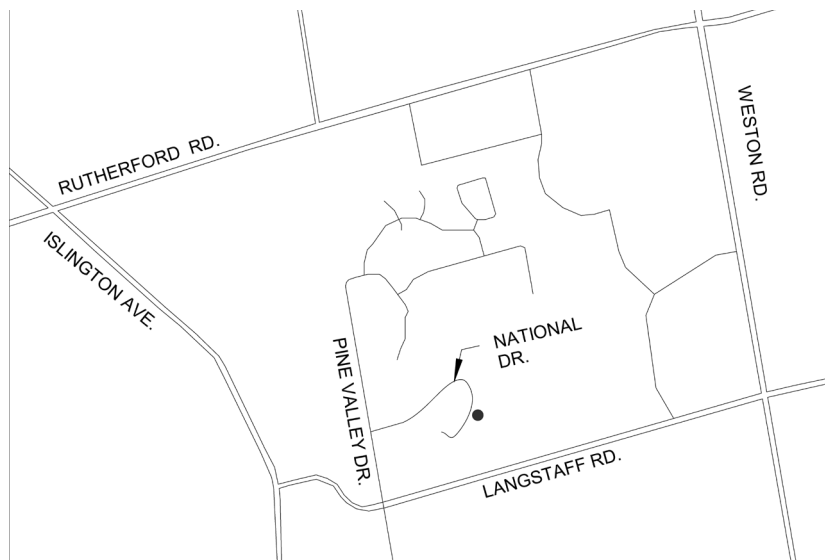


Fig. 1 – Context map - black dot indicates the subject lands location in the neighbourhood



### Official Plan & Official By-Law

The subject property is designated as RR, Residential Rural, under Zoning By-law 1-88 and RE (EN), Estate Residential Zone Established Neighbourhood, under Zoning By-law 001-2021. The permitted uses for the lands are residential detached dwellings. In keeping with the Official Plan and Zoning By-laws, the proposal for 167 National Drive is to construct a new two-storey single family detached dwelling on the property.

Figure 2 demonstrates the zoning setbacks in relation to the property boundary while Figure 3 demonstrates the allowable buildable area on the site based on municipal zoning setbacks and setbacks from the Long Term Stable Top of Slope (LTSTOS) as determined by TRCA.

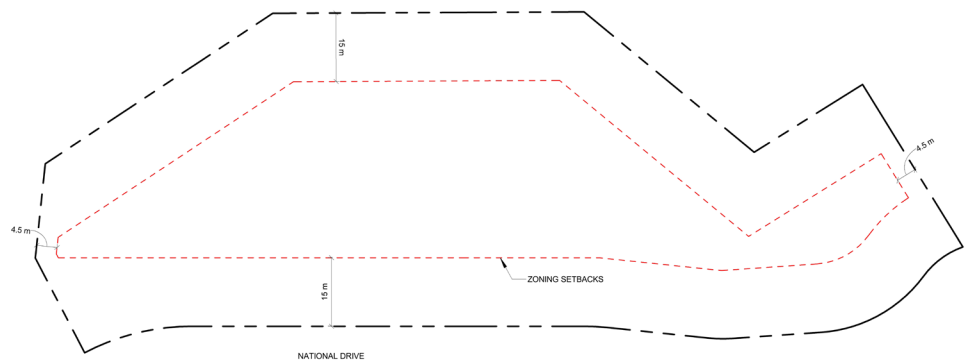


Fig. 2 – Site with zoning setbacks

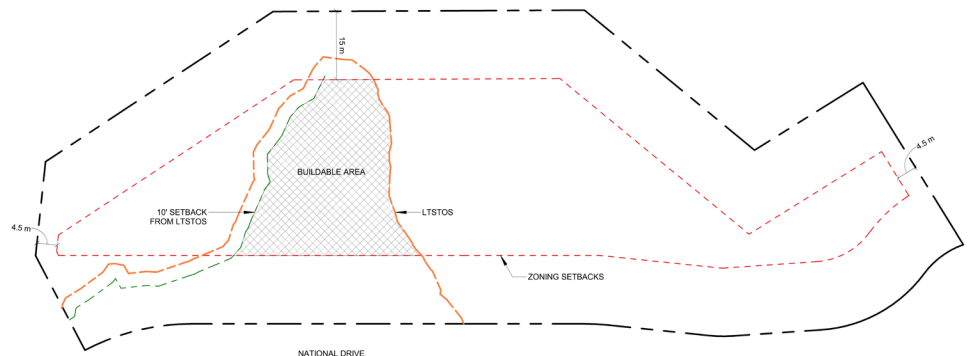


Fig. 3 – Buildable area based on zoning setbacks and setbacks from LTSTOS

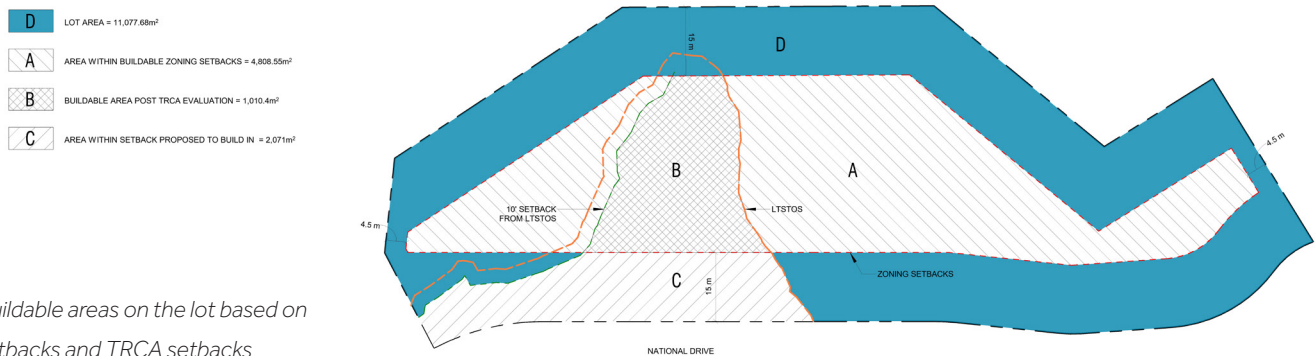


Fig. 4 – Buildable areas on the lot based on zoning setbacks and TRCA setbacks

The area within the zoning setbacks is 4,808m<sup>2</sup> (43% of the lot area). The actual buildable area within the zoning setbacks and within TRCA's setbacks from the LTSTOS is reduced to 1,010m<sup>2</sup> (9% of the lot area). We are proposing to expand that buildable area within the front yard setback, increasing the buildable area to 2,071mm<sup>2</sup> (18% of the lot area).

Figure 5 below demonstrates the placement, shape, and orientation of the proposed dwelling on the subject lands in relation to the site's setbacks.

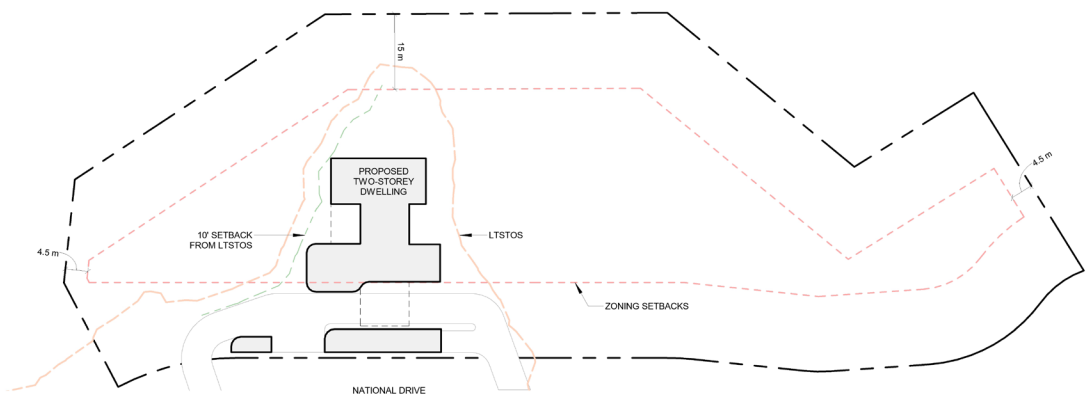


Fig. 5 – Proposed development on lot with zoning and TRCA setbacks

The intent of the proposal is to provide a new house to suit the owner's spatial needs and lifestyle. The design of the house compliments the existing site and neighbourhood in scale, height and massing.



**Table A - Zoning Requirements and Proposed Development**

Variance Type	Zoning By-law 1-88	Zoning By-law 001-2021	Proposed
Min. Front Yard Setback	15.0m	15.0m	1.2m to enclosed ramp // 6.32m to proposed dwelling
Min. Rear Yard Setback	15.0m	15.0m	28.81m
Min. Interior Side Yard Setback	4.5m	4.5m	23.2m
Min. Interior Side Yard Setback	4.5m	4.5m	102.56m
Lot Coverage	10%	n/a	6.98%
Building Height	9.5m	9.5m	8.15m
Setback to Architectural / Design Element (Landscape Wall)	≥ height of wall, if greater than 1.8m in height	n/a	4.01m high landscape wall set 1.2m from front property line

**Planning Justification**

A Minor Variance application has been submitted to permit construction and requires relief of zoning provisions for the following items:

**Zoning By-law 001-2021**

1. Table 7-3 Lot and Building Requirements for the RE and R1 Zones. Minimum Front Yard Setback:

- The minimum permitted front yard setback is 15.0m
- The proposed front yard setback is 1.2m to a proposed enclosed ramp and 6.32m to the proposed dwelling.

**Zoning By-law 1-88**

1. Schedule 'A1' Zone Requirement Table for RR Zone. Minimum Front Yard Setback:

- The minimum permitted front yard setback is 15.0m
- The proposed front yard setback is 1.2m to a proposed enclosed ramp and 6.32m to the proposed dwelling.

2. Section 4.1.1.k. :

- An architectural/design element greater than 1.8m in height, shall be set back from the property line a distance equal to it's height
- The proposed landscape wall is 4.01m at it's highest point and is set back 1.2m from the front yard property line.



### Arguments - Justification

#### FRONT YARD SETBACK

TRCA staff have been involved with reviewing and commenting on several development proposals and have performed multiple site visits to confirm the limits of the natural features and natural hazards on the site. As a part of TRCA's review of proposals for this site, a development envelope was established which respects the 10' setback from the LTSTOS along the north side of the tablelands, a 0 setback from the LTSTOS along the south tablelands and maximizing the rear yard setback from the LTSTOS.

The proposed building footprint was moved towards the front property line to avoid any encroachment into these setbacks and to maintain slope stability. As a result, part of the dwelling projects beyond the 15m front yard setback.

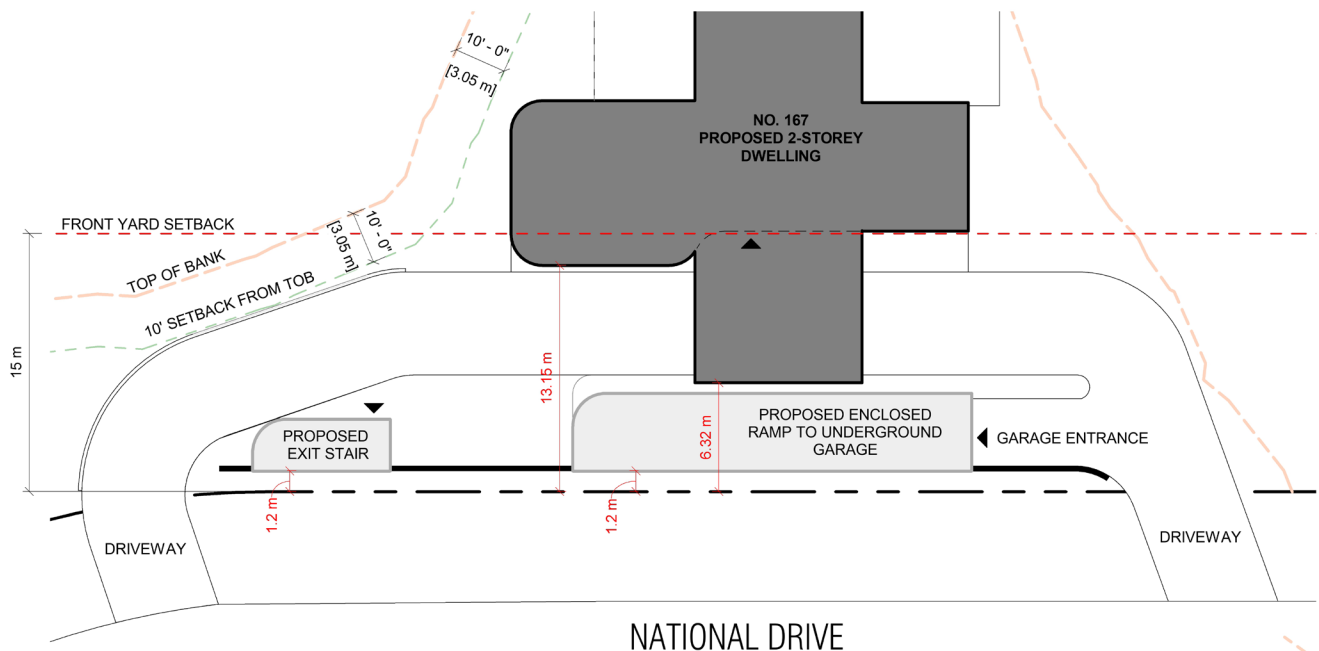


Fig. 6 – Extend of dwelling impeding front yard setback





The setback to the proposed dwelling is 6.32m to a cantilevered second floor and 13.15m to the dwelling at grade. The cantilevered second floor, measured 9.73m in length, represents 36% of the overall building length and only 5% of the lot frontage. The proposed building height at this elevation is 8.15m, 1.35m below the maximum building height. In consideration of this, we believe this variance to be minor in nature since will pose little impact on the existing neighbourhood and streetscape.

One of the driving design elements relating to the building footprint was to eliminate the garage from the main floor area as they take up a significant area of the main building footprint. Even a modest 3-car garage typical for this area would take up considerable area in the limited allowable building area. For instance, a 3-car garage will have a building footprint of 115m<sup>2</sup> which is 11% of the allowable buildable area as determined by TRCA. The decision to move the garage below grade helps overcome the limited building pocket.

The ramp itself is placed 1.2m from the property line and is enclosed to resolve the concerns with reverse slope driveways. The proposed building height of these structures is 2.58m above established grade making them well below the maximum building height and similar to the height of many security wall enclosures found within the neighbourhood.

From National Drive, these structures will not look like they are part of the dwelling but rather a landscape feature wall or fence. The owner intends to plant trees in front of these structures further concealing them from National Drive.



Variations for front yard setbacks were granted and determined minor for the following property:

- 284 Pine Valley Cres. (Required: 15.0m, Approved: 5.18m) File A317/11 **[+9.82m]**
- 30 Clubhouse Dr. (Required 15.0m, Approved: 9.28m) File A285/17 **[+5.72m]**

While there is little precedence for variations to front yard setbacks in this neighbourhood, it should be considered that this lot has unique restrictions beyond municipal zoning requirements that were ultimately the guiding factor for the placement of the proposed dwelling on this site for the safety of its residents.

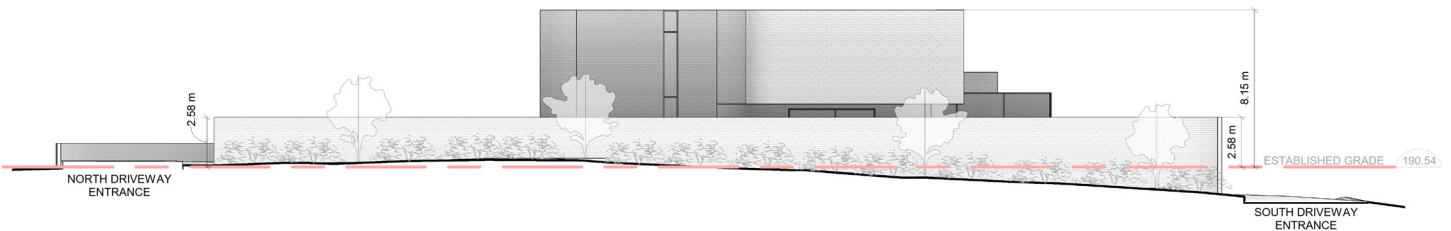


Fig. 7 – Front Elevation and proposed building height

#### LANDSCAPE WALL SETBACK & HEIGHT

The old Zoning By-law (By-law 1-88), requires that all architectural/design elements greater than 1.8m in height be set back from the property line a distance equal to its height. The proposal is to build a stone landscape wall connecting the enclosed exit stair structure to the enclosed ramp structure. The landscape wall will be in-line with these two structures (set back 1.2m from the property line) and at an equal height to these structures (2.58m above established grade). The height of the wall from finished grade varies from 2.46m on the north side of the site to 4.01m from finished grade at the south driveway entrance where the grade starts to slope down. Figure 8 demonstrates the extent of the proposed landscape wall across the front elevation and the proposed height from established grade along the length of the wall.



As demonstrated in Figure 8, the highest portion of the wall only accounts for 15% of the total length of the wall. The grade along the rest of the wall gradually rises and the wall terminates at a modest height of 2.46m.

The landscape wall is used as a design strategy to conceal the stair and ramp structure and visually provide a similar aesthetic to the security wall enclosures found within the neighbourhood. Most of these enclosures are a combination of stone walls and wrought iron fence and gates located near the front yard property line. The community has had issues with car theft and robberies and most have turned to installing perimeter fencing as a measure to fight this issue. Many of the homes in the community have perimeter security walls and screening for privacy equal to or in excess of the height we are requesting and all are softened using plants. We have taken on a similar strategic use of planting and it will accomplish the same effect of concealing the wall and maintain what is already established in the community as an acceptable solution regarding security and privacy. Refer to Appendix A for examples of landscape wall enclosures located in the neighbourhood.

The total length of the proposed landscape wall is 20.41m, making up only 11% of the lot frontage. Considering the small footprint it has on the vast frontage and the similar landscape walls found within the neighbourhood, we believe the proposal to be minor in nature and will align with the existing neighbourhood character and streetscape.

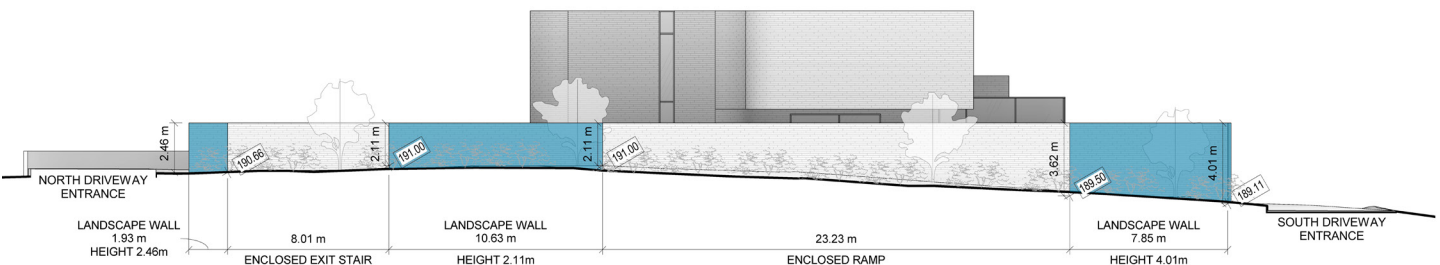


Fig. 8 – Front Elevation and proposed landscape wall length and height



### Conclusion

We feel the evidence contained within this report proves that the requested variances pass each of the four tests required under Subsection 45(1) of the Planning Act.

TEST 1  
THE GENERAL INTENT OF THE OFFICIAL PLAN  
IS MAINTAINED:

The proposal is in keeping with the intent of the Official Plan. The intent of the proposal is to build a single family dwelling on the subject property. The proposal is similar in size to many other new construction homes in the neighbourhood, is consistent with the city's Official Plan to intensify and improve buildings in existing neighbourhoods, and maintains land use designations.

TEST 2  
THE GENERAL INTENT OF THE ZONING BY-  
LAW IS MAINTAINED:

The proposal is in keeping with the intent of the City of Vaughan By-laws in effect. The requested variance is only proposed where it is functionally necessary. The variances do not represent significant departures from the regulations of the zoning by-law and are consistent with the intent and purpose of the by-law. Furthermore, the zoning considerations requested in this proposal are directly related to other restrictions on the lot including: setbacks to the long term stable top of slope surrounding three sides of the tableland. Considering that and past approved decisions, we believe that the intent of the by-law is maintained.

TEST 3  
THE VARIANCE IS MINOR:

The variances are minor in nature and where applicable are supported by previously accepted variances. The proposed variances do not impede the function of the by-laws, nor do they negatively impact the neighbourhood, and should thus be considered minor.

TEST 4  
THE VARIANCE IS DESIRABLE:

The variance is desirable because it will produce a proposal that is similar to and compatible with other dwellings in the community. The proposed dwelling is respectful of the existing site, the conservation of the existing land and slope and is comparable in scale to the other homes in the neighbourhood.





Appendix A - Examples of landscape walls in front yard found in the neighbourhood



238 Pine Valley Cres.



246 Pine Valley Cres.

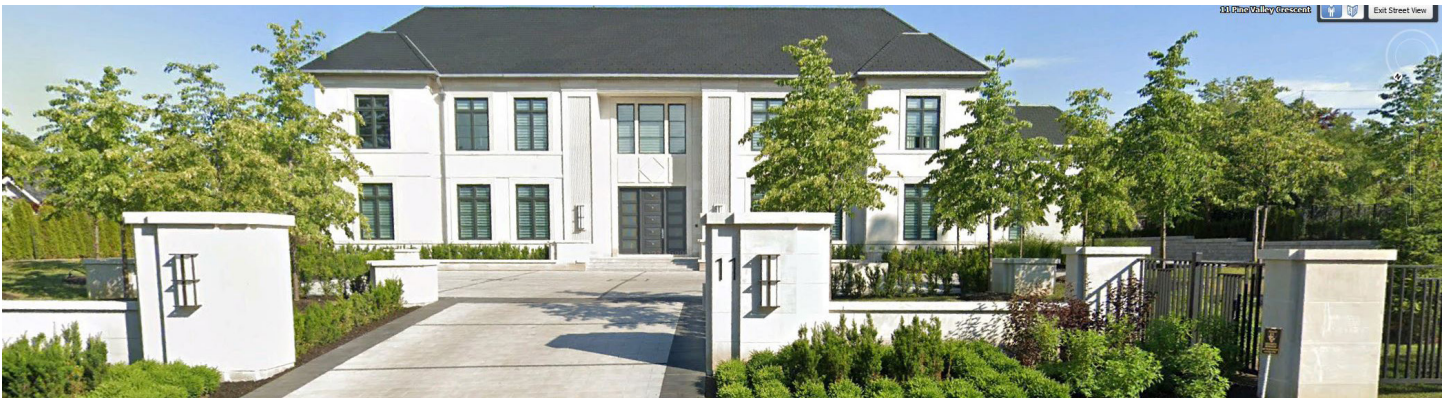


206 Pine Valley Cres.





127 Pine Valley Cres.



11 Pine Valley Cres



30 Pine Valley Cres





8 Greenway Parkway



100 Fenrose Cres.